

PHILLIPS RONI L
35 BERNIER LANE
WATERBORO ME 04087

B8175P56 B15873P155 B16118P284 B16670P605

Previous Owner
BONPIETRO, DEREK J
C/O RONI PHILLIPS
35 BERNIER LANE
WATERBORO ME 04087
Sale Date: 8/12/2014

Previous Owner
BANK OF NEW ENGLAND
C/O DEREK J BONPIETRO*
35 BERNIER LANE
WATERBORO ME 04087
Sale Date: 6/29/2011

Previous Owner
BELL SHARON M
20 & 22 WADDELL ROAD

MANCHESTER CT 06040
Sale Date: 5/21/2010

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
24.0523 - corrected acreage & changed zone from Shoreland to AR - vw

Waterboro

Property Data			Assessment Record				
Neighborhood	74 LAKE SHERBURNE NBHD		Year	Land	Buildings	Exempt	Total
Tree Growth Year	0		2012	72,400	126,400	0	198,800
1ST MORTGAGE	0		2013	72,400	126,400	0	198,800
2ND MORTGAGE	0		2014	72,400	126,400	0	198,800
Zone/Land Use	31 Agricultural/Residential		2015	72,400	126,400	0	198,800
Secondary Zone	31		2016	65,200	126,400	15,000	176,600
Topography	1 Level		2017	65,200	126,400	15,000	176,600
1.Level	4.Below St	7.Steep	2018	65,200	126,400	20,000	171,600
2.Rolling	5.Low	8.Wet	2019	65,200	126,400	20,000	171,600
3.Above St	6.Swampy	9.Lev/Roll	2020	65,200	129,200	20,000	174,400
Utilities	9 No Water/No Sewer		2021	71,700	129,200	24,500	176,400
1.Public	4.Improve	7.Improve	2022	78,200	142,100	25,000	195,300
2.Water	5.Improve	8.	2023	86,000	157,600	25,000	218,600
3.Sewer	6.Improve	9.None	2024	96,500	177,700	25,000	249,200
Street	3 Gravel		2025	101,200	233,300	25,000	309,500
1.Paved	4.Proposed	7.ROW	Land Data				
2.Semi Imp	5.Pvt	8.None	Front Foot	Type	Effective	Influence	Influence
3.Gravel	6.Aband	9.TG PLAN			Frontage	Depth	Factor
LAND USE	0		11.Ossipee WF				Code
BUILDING USE	0		12.Arrowhead WF				%
Sale Data			13.Waterfront				%
Sale Date	8/12/2014		14.Rear Land				%
Price	135,000		15.Misc				%
Sale Type	2 Land & Buildings		Square Foot		Square Feet		%
1.Land	4.Mobile	7.	16.Regular Lot				%
2.L & B	5.Other	8.	17.Secondary Lot				%
3.Building	6.	9.	18.Excess Land				%
Financing	2 FHA or VA		19.Condominium				%
1.Convent	4.Seller	7.	20.Pavement				%
2.FHA/VA	5.Private	8.	Fract. Acre		Acreage/Sites		%
3.Assumed	6.Cash	9.Unknown	21.Homesite (Frac	21	1.13	100	%
Validity	3 Distressed Sale		22.Vacant Lot (Fr				%
1.Valid	4.Split	7.Renovate	23.Non Conforming				%
2.Related	5.Partial	8.Other	Acres				%
3.Distress	6.Exempt	9.	24.Excess (5-10)				%
Verified	1 Buyer		25.Excess (10+)				%
1.Buyer	4.Agent	7.Family	26.Excess				%
2.Seller	5.Pub Rec	8.Other	27.Rear (1-100)				%
3.Lender	6.MLS	9.	28.Rear (101-150)				%
			29.Rear (151-200)				%
				Total Acreage 1.13			

- 1.Unimproved
- 2.Excess Ftg /De
- 3.Topography
- 4.Size/Shape
- 5.Access or Rear
- 6.Restriction
- 7.Open Space
- 8.View/Environ
- 9.Fract Share
- Acres**
- 30.Rear (201+)
- 31.Tillable/Horti
- 32.Pasture
- 33.Orchard
- 34.Frontage
- 35.Triangular Lot
- 36.Commercial
- 37.Softwood
- 38.Mixed Wood
- 39.Hardwood
- 40.Wasteland
- 41.Gravel Pit (Ac
- 42.Mobile Home Si
- 43.Condo Site
- 44.Utility ROW
- 45.Camp Lot
- 46.Site Improve

Waterboro

Map Lot 047-162

Account 3897

Location 35 BERNIER LANE

Card 1 Of 1 9/23/2024

Building Style	2 Ranch	SF Bsmt Living	700	Layout	1 Typical
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	3 115	1.Typical
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL	0	2.Inadeq
3.R Ranch	7.Contemp/	11.Condo	Heat Type	100%	1 Hot Water BB
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat
Dwelling Units	1		2.HWCI	6.GravWA	10.
Other Units	0		3.HWRAD	7.Electric	11.
Stories	1 One Story		4.Steam	8.F/WallM	12.
1.1	4.1.50	7.1.25	Cool Type	0%	9 None
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.
3.3	6.2.50	9.	2.Evapor	5.	8.
Exterior Walls	2 Wood Shingle		3.H Pump	6.	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style	2 Typical	
1.Wood	5.T-111	9.Other	1.Modern	4.Obsolete	7.
2.Wd Sh	6.Br/St	11.	2.Typical	5.	8.
3.Compos.	7.Nov	12.	3.Old Type	6.	9.None
Roof Surface	1 Asphalt Shingles		Bath(s) Style	2 Typical Bath(s)	
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.
2.Slate	5.Wood	8.	2.Typical	5.	8.
3.Metal	6.Other	9.	3.Old Type	6.	9.None
SF Masonry Trim	0		# Rooms	5	
OPEN-3-	0		# Bedrooms	2	
OPEN-4-	0		# Full Baths	2	
Year Built	1969		# Half Baths	1	
Year Remodeled	2007		# Addn Fixtures	0	
Foundation	1 Concrete		# Fireplaces	0	
1.Concrete	4.Wood	7.			
2.C Block	5.Slab	8.			
3.Br/Stone	6.Prs/Post	9.			
Basement	4 Full Basement				
1.1/4 Bmt	4.Full Bmt	7.			
2.1/2 Bmt	5.None	8.			
3.3/4 Bmt	6.	9.None			
Bsmt Gar # Cars	0				
Wet Basement	1 Dry Basement				
1.Dry	4.	7.			
2.Damp	5.	8.			
3.Wet	6.	9.			



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	1969	90	3 100	3	95 %	100 %	
24 Frame Shed	1969	25	3 100	3	95 %	100 %	
68 Wood Deck	2007	400	0 0	0	0 %	0 %	
68 Wood Deck	2007	200	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

- 1.One Story Fram
- 2.Two Story Fram
- 3.Three Story Fr
- 4.1 & 1/2 Story
- 5.1 & 3/4 Story
- 6.2 & 1/2 Story
- 21.Open Frame Por
- 22.Encl Frame Por
- 23.Frame Garage
- 24.Frame Shed
- 25.Frame Bay Wind
- 26.1SFr Overhang
- 27.Unfin Basement
- 28.Unfinished Att
- 29.Finished Attic

